133.0	0009	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	694,400 / 694,400
					USE VALUE:	694,400 / 694,400
					ASSESSED:	694,400 / 694,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		ENDICOTT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PETERS LISA K/TRUSTEE
Owner 2:	4 ENDICOTT RD TRUST
Owner 3:	
Street 1:	4 ENDICOTT ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PETERS LISA K/TRUSTEE -
Owner 2:	4 ENDICOTT RD TRUST -
Street 1:	4 ENDICOTT ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,891 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Aluminum Exterior and 1048 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6891.000	186,700		507,700	694,400
Total Card	0.158	186,700		507,700	694,400
Total Parcel	0.158	186,700		507,700	694,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 662.60 | /Parcel: 662.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 85990

GIS Ref

GIS Ref

Insp Date 06/01/18

!10420!

PREVIOUS ASSESSMENT

Parcel ID 133.0-0009-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	186,700	0	6,891.	507,700	694,400	694,400	Year End Roll	12/18/2019
2019	101	FV	155,800	0	6,891.	535,900	691,700	691,700	Year End Roll	1/3/2019
2018	101	FV	155,800	0	6,891.	394,800	550,600	550,600	Year End Roll	12/20/2017
2017	101	FV	155,800	0	6,891.	377,900	533,700	533,700	Year End Roll	1/3/2017
2016	101	FV	155,800	0	6,891.	349,700	505,500	505,500	Year End	1/4/2016
2015	101	FV	155,000	0	6,891.	293,300	448,300	448,300	Year End Roll	12/11/2014
2014	101	FV	155,000	0	6,891.	286,500	441,500	441,500	Year End Roll	12/16/2013
2013	101	FV	155,000	0	6,891.	273,000	428,000	428,000		12/13/2012

PRINT

Date	Time
12/11/20	00:43:30

LAST REV

Date	Time
06/04/18	11:41:00
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10420

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PETERS ELEANOR	48361-384		10/24/2006	Family	1	No	No		
	17845-260		2/1/1987		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/16/2013	1536	Re-Roof	6,200	C				
3/1/2011	108	Manual	4,902					WEATHERIZATION & I

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2018	Inspected	PH	Patrick H
5/19/2018	Missed Appt.	PH	Patrick H
5/9/2018	TTL REFUSAL	CC	Chris C
1/29/2014	Info Fm Prmt	EMK	Ellen K
11/20/2008	Meas/Inspect	189	PATRIOT
11/23/1999	Mailer Sent		
11/4/1999	Measured	264	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	85990
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6891		Sq. Ft.	Site		0	90.	0.82	10			Topo	-10					507,651						507,700	

Total AC/HA: 0.15820 | Total SF/SM: 6891 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 507,651 | Spl Credit | Total: 507,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99287075
Adj $ / SQ:	127.336
Other Features:	68000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	270542
Depreciation:	83868
Depreciated Total:	186674

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 2			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

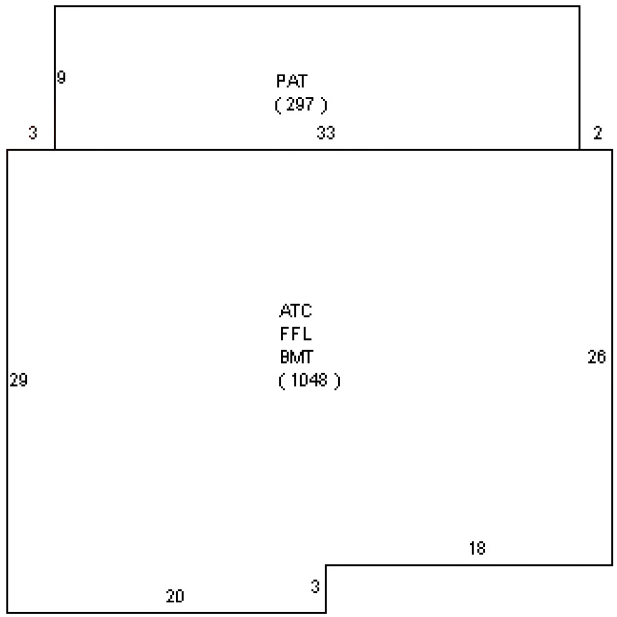
No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	127.34
Special Features:	0	Val/Su Net:	67.64
Final Total:	186700	Val/Su SzAd	131.96

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,048	38.200	40,034
FFL	First Floor	1,048	127.340	133,448
ATC	Attic	367	76.400	28,024
PAT	Patio	297	3.490	1,036
Net Sketched Area:		2,760	Total:	202,542
Size Ad	1414.7999	Gross Are	3441	FinArea 1048

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

133.0-0009-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	